

THE HAMMOND RANCH HANDBOOK

Realities of Rural Living



PHOTO BY R. KLOKOW

OPPORTUNITY AND REALITY

The intent of this handbook is to advise people about the opportunities and “realities” of living in Hammond Ranch. Hammond Ranch is a rural area. Expectations often do not match reality. Many new residents envision a trouble-free idyllic woodland life. They are then shocked when a bear destroys the BBQ, a deer munches the marigolds, a coyote feasts on the family pet, and the road disappears under potholes and snow. They expect “someone” to step forward and “do something.” It comes as a surprise when they discover they are “the someone” and it is up to them to “do something.”

Living in a rural area requires a large degree of self-reliance, but residents need to work together. Hammond Ranch works best when residents work together to solve community problems. Making a transition from a city to Hammond Ranch living is a change from "Why don't they?"-to-"Why don't I? "

NOTE-Some of the following information could be inaccurate or out-of-date. We apologize for errors and welcome your comments. Please forward corrections or comments to the HLA website at: www.hammondlandowners.org. The Hammond Ranch Landowners Association cannot give legal advice. Please obtain professional legal assistance for any issue that could involve a legal action.

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VOLUNTEERING

Volunteering is an essential part of living in Hammond Ranch. There is no city government responsible for the welfare of the community. It is up to you, as a volunteer, to identify, develop and implement solutions to create a better community.

Hammond Ranch has volunteer organizations that are essential to the welfare of the community. You are encouraged to join any or all of the following organizations!!

Additional information can be found on the website: www.hammondlandowners.org



HAMMOND LANDOWNERS ASSOCIATION (HLA)

The HLA was organized in 1969 as a voluntary association of Hammond Ranch landowners.

The purpose of the association is to assist in the coordination of group actions in matters pertinent to Hammond Ranch. The goals of the HLA include the following:

- Provide an organization through which landowners may take action for the common good.
- Provide an official vehicle through which community concerns may be addressed to appropriate County agencies.
- Provide an avenue to disseminate landowner information.
- Provide an avenue to encourage and assist landowners to maintain the private roads.

The HLA is a registered California Non-Profit Mutual Benefit Corporation with an elected Board of Directors. The Board of Directors are elected each year at an annual luncheon meeting.



HAMMOND RANCH VOLUNTEER FIRE COMPANY

The Hammond Ranch Volunteer Fire Company was organized in 1989.

The HRVFC responds to structure and home fires, forest fires, vehicle accidents, medical emergencies, natural disasters, and general public assistance.

People who volunteer to be a firefighter should have a heart for public service, at least 18-years old, physically fit and have time for fire training.



HAMMOND RANCH FIRE SAFE COUNCIL

Fire Safe Council was organized in 2004 to address wildfire issues in the Greater Weed area (including Hammond Ranch). In 2017, the Hammond Ranch Fire Safe Council was organized to concentrate on actions within the Hammond Ranch Fire District.

The HRFSC is a volunteer organization dedicated to making the community safer from wildfire. Since 2011, approximately \$250,000 in Federal and State wildfire fuel reduction grants have been completed in the Hammond Ranch area. In 2019, a new \$600,000 fuel reduction project was submitted and is pending approval and funding.



HAMMOND RANCH FIREFIGHTERS ASSOCIATION

The HR Volunteer Firefighters Association was organized in 2004 to raise funds to support the HR Volunteer Fire Department.

The association has been instrumental in obtaining grants to build a new fire station and purchase fire engines, a paramedic vehicle, a winter snowmobile, water tender, and utility vehicles.

The association has also raised and donated funds for equipment repairs, meals for firefighters on duty, community water tanks, and replacement equipment such as hoses, vehicle tires, and medical supplies.

LIVING IN RURAL HAMMOND RANCH-GENERAL ISSUES

IF YOU NEED HELP--EMERGENCY SERVICES

IF YOU HAVE AN EMERGENCY--CALL 911.



Calling 911 will connect you to the Siskiyou County emergency dispatch center located in Yreka. The emergency center will alert the proper agency to respond to your emergency.

Please be aware that response times in Hammond Ranch could be longer than in a city. First responders could be community volunteers who are not on full-time duty. The volunteers are professional and trained to respond to emergencies, however, they might take longer to arrive on scene.

Keep in mind that there are only two hospitals in Siskiyou County (Fairchild Medical Center in Yreka and Mercy Medical Center Mt. Shasta). The Mt. Shasta Medical Center is approximately 30-minutes away by road.

MEDICAL AIR AMBULANCE TRANSPORTATION

Emergency medical air transportation (helicopter or fixed wing plane) can be very expensive and is often not fully covered by medical insurance. The Hammond Land Owners association has arranged for reduced rate group memberships with two air transportation services (PHI and AIRMED).

Please note that a membership is restricted to one specific air service ONLY. A membership does not cover costs if a different air transportation service is used. In other words, PHI and AIRMED CARE would each require a separate membership.



AMBULANCE
MEDICAL HELICOPTER

Please see the HLA website for additional information: www.hammondlandowners.org

WHERE ARE YOU?? HOME ADDRESS SIGNS

It is extremely important to post your home address in large reflective numbers that can be clearly and quickly seen from the road. In the past, there have been cases where emergency response was delayed due to the inability to quickly and accurately locate the residence. Emergency response teams cannot help if they cannot locate your residence.



Do **NOT** assume emergency vehicles are equipped with a GPS unit that accurately identifies the location of your home. The **only** sure way for an emergency response unit to quickly locate your home is a clearly visible reflective address posted at the entrance driveway. It could save your life!!

VEHICLES--HOW TO GET AROUND



Residents who live in the remote areas of Hammond Ranch typically own a 4 x 4 vehicle equipped with emergency clothes, supplies, winter tires, tow chain, jumper cables and tire chains. Be prepared!!

Depending on residence location, a four-wheel (or all-wheel-drive) vehicle is recommended. You can get along without one, but there might be times when you are unable to get out.

ANIMAL ISSUES-WILD CRITTERS

Mother Nature has provided us with “wonderful neighbors” such as deer, bears, mountain lions, bobcats, coyotes, raccoons, skunks, trout, hummingbirds, squirrels, etc... These “neighbors” have been here long before Hammond Ranch. Most of the wild animals cause little harm, however, there are some (bears, mountain lions, and deer) that can be dangerous and require special caution.



Wild animals are constantly looking for food such as garden and landscape plants, domestic pets, chickens and bags of stored food. A wildlife writer described a pet poodle on a deck as a “meatloaf with fur.” Neighborhood bears are attracted to kitchen scraps, bird feeders, garbage cans, pet food, etc... Residents should also not be surprised when deer, gophers, and rabbits eat expensive landscaping and garden plants.

Residents should be accommodating to wildlife but should NEVER adopt wildlife. It is against the law to willfully and purposefully feed wild animals.

California Fish and Game is a good resource for additional information.

ANIMAL ISSUES-DOMESTIC PETS



Part of living in Hammond Ranch is the fun of having a pet such as a horse, chicken, pigs, sheep, goats, donkey, duck, dog, cat, llama, etc... Hammond Ranch has few restrictions regarding household pets and small farm animals.

Domestic pets should be restricted to your property and not allowed to run free. The odds are high that the pet will either be lost or become a meal for a wild animal. Please keep your pet at home!!

Check the laws before you purchase an “exotic” animal. It is illegal to own many animals such as ferrets, hedgehogs, squirrels, gerbils, and believe it or not-monkeys and penguins.

DOGS --SPECIAL CONCERNS

Dog licenses are required in Siskiyou County. The inexpensive license is the best identification if your dog is lost, injured, or picked up by animal control.

Included with the license is certification that your dog has been vaccinated against rabies. Siskiyou County has reported a high level of rabies in wild animals.



Siskiyou County does not have a dog leash law. When walking a dog along a road, your dog should be under strict voice control or on a leash. Please show consideration for your neighbors as some people have a fear of dogs.

Free roaming dogs can form dangerous packs that harm or kill livestock and wildlife. In Siskiyou County, ranchers and property owners are allowed to protect themselves, livestock, and pets against dog attacks. California and Siskiyou County law places responsibility for damage caused by dogs squarely on the shoulders of the dog owner.



HUNTING

Hunting is permitted in the Hammond Ranch area. Hunters must have a California hunting license and comply with California hunting regulations.

You have the right to prohibit hunting on your private property. Anyone who enters onto your property without permission is trespassing. You have the right to advise an uninvited hunter that they are trespassing and are subject to trespass laws and possible arrest.

FIREARMS



Discharge of a firearm on your property is permitted. You must however comply with California Gun and Hunting laws.

California Penal Code (246.3 PC) states the following:

- It is illegal for any person to willfully discharge a firearm in a grossly negligent manner which could result in injury or death to a person.
- It is illegal for any person to maliciously and willfully discharge a firearm at an inhabited dwelling, house, occupied building, occupied motor vehicle, occupied aircraft, inhabited house, car or inhabited camper.

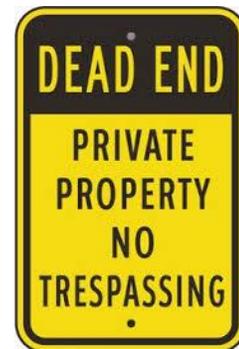
California Hunting laws prohibit the discharge of a firearm within 150-yards of a residence, building or occupied area or in any place where a person or property is exposed to injury or damage.

HAMMOND RANCH ROAD ISSUES

AUTHORIZED USE

GENERAL PUBLIC AND UNINVITED GUESTS-NO TRESPASSING

The general public and uninvited guests are not authorized to drive on Hammond Ranch roads. The roads are *private property* owned and maintained by Hammond Ranch landowners. The general public and uninvited guests are not authorized to use the roads as they would be trespassing on private property.



HAMMOND LANDOWNERS--ROAD USE AS ALLOWED BY THE HAMMOND RANCH "PARCEL MAP"

Hammond Ranch was created by a "parcel map." Hammond Ranch is not a "subdivision." Land within Hammond Ranch is private property.

According to Real Estate Law, authorities have held that landowners in an area defined by a "parcel map" have the right to travel along all roads shown on the parcel map. In other words, Hammond Ranch landowners can travel (walk, jog, drive) on roads within the Hammond Ranch area. Landowners can travel on the roads but do not have permission to trespass on the adjacent land.

HAMMOND LANDOWNERS--ROAD USE AS ALLOWED BY A "ROAD EASEMENT"

A "road easement" is a right to pass along a road which is located on private property for the purpose of egress and ingress (going and coming). Hammond Ranch landowners and their invited guests have an "easement" right to travel to and from their property.

An easement is a *restricted* right to a specific, limited, definable use or activity upon another person's private property. A roadway easement does not include the right to use the easement for any other purpose other than travel to and from a landowner's property.

ROAD MAINTENANCE

ROAD MAINTENANCE-HAMMOND RANCH LANDOWNERS

Each landowner is responsible for the maintenance of their portion of an access road. Landowners have a *duty* and *responsibility* to maintain their portion of the road:

- According to California Real Estate Law, the owner of a road easement not only has the *right* to maintain and repair an easement, they also have a *duty* to keep the easement in a safe condition so as to prevent injury to other persons.
- According to California Civil Law (Section 845), private landowners, whether resident or not, are required to participate in repair and maintenance of their private road easement in proportion to their use of the easement.



There is no known formal written road maintenance agreement for Hammond Ranch roads. In most cases, each road in Hammond Ranch has an informal group of volunteers who collect funds and perform road maintenance.

The Hammond Landowners Association (HLA) has a financial reimbursement program for road maintenance based on the number of HLA dues paying members on the road, the length of the road, total number of people who use the road, and budgetary constraints. The reimbursement does not pay the full cost of road maintenance or repair.

SISKIYOU COUNTY ROAD MAINTENANCE

Siskiyou County owns and maintains Old Stage Road and College Ave. These roads have a 60-ft wide County property boundary (30-feet each side of the road centerline).



During the winter, Siskiyou County will snow plow the roads. The roads might not be kept free of snow and ice *at all times*. Drive carefully during winter snow conditions.

- Plowing typically begins when three inches of snow accumulates on the roadway. If a 3" accumulation is not reached by late afternoon plowing will be delayed until the following morning.
- County snow plows push the snow to the *right* side of the road. The County will not remove the pile of plowed snow (berms) from private road access, mailboxes or driveways.
- Siskiyou County prohibits parking in the roadway during snow removal operations. Offending vehicles could be ticketed and towed.

LAND USE ISSUES

HAMMOND RANCH-COVENANTS, CONDITIONS, AND RESTRICTIONS (CC & R's)



Hammond Ranch has Covenants, Conditions, and Restrictions (CC&R's) regarding land use. The CC&R's were established in 1969 as part of a general improvement plan. Each landowner is expected to comply with the CC&R's for the benefit of all.

For a complete copy of the CC&R's see the HLA web site:
www.hammondlandowners.org

The CC&R's include the following requirements:

- *Each parcel owner shall maintain the premises in a neat and livable condition, and shall not allow any unsightly buildings or objects to occupy the land. Each parcel owner shall promptly remove all trash, garbage and rubbish upon said premises.*
- *No shed, tent, garage, tar paper shack, travel trailer, or camper or other outbuilding shall at any time be used as a residence upon any part of said development, except that a trailer or camper may be so used while a residence is under construction for a period not to exceed three hundred sixty (360) days...*
- *A trailer, camper or tent may be used as a residence on any parcel for a period not to exceed four (4) consecutive months for summer recreational purposes.*
- *A parcel owner shall not suffer or permit any unlawful, improper, or offensive use of his premises, or any use or occupancy thereof, contrary to any local, state or federal laws, or which shall be injurious to any person or property.*
- *All bathroom and toilet conveniences shall be placed within the walls of the cabin or house.. Each parcel owner shall dispose of sewage by means of a septic tank constructed on his parcel...*

SISKIYOU COUNTY LAND USE RESTRICTIONS

Siskiyou County has the following restrictions regarding Hammond Ranch:

ZONING (Siskiyou County Code Sections 10-6.4801 and 4802)

Siskiyou County has zoned the Hammond Ranch area as a "Rural Residential Agricultural District" (R-R). An R-R district is intended to provide an area where rural residential uses can be compatibly mixed with commercial agricultural activities. An R-R district allows single family dwellings and small acreage farming but no "commercial" farm activities.



MINIMUM PARCEL SIZE (Resolution 85-325--Special Density Designation for Hammond Ranch East)

Siskiyou County has established a minimum 5-Acre parcel size for Hammond Ranch.

OPEN RANGE

Siskiyou County is designated as an “Open Range” county. Open range requires a landowner, not the rancher, to fence out unwanted cattle, sheep or other livestock from their private property. In the past, cattle grazing in Hammond Ranch was a recurring nuisance problem. The problem was eliminated in 1986 when cattle were removed from the Hammond Ranch area.

RIGHT TO FARM

Siskiyou County has a “Right to Farm” Ordinance. It is Siskiyou County policy to enhance and encourage commercial agricultural operations.

Agriculture operations adjacent to Hammond Ranch could cause unwanted dust, objectionable odors, and airborne smoke from agricultural burning. In Siskiyou county, farms and ranches have the right to exist and conduct normal operations.

APPROVED SANITARY SYSTEM (Siskiyou Code Section 5-2.13)

Every building, structure, mobile home, manufactured home, recreation vehicle, house car, motor vehicle, bus, camper shell, tent, or any other vehicle used as a place of habitation, or any other place or premises where an individual (s) permanently or temporarily resides, shall be equipped with approved sanitary facilities and connected to a public or approved onsite sewer system.

UNLAWFUL DUMP SITE (Siskiyou Code Section 5-1032)

It is unlawful for any person to establish or maintain or dump garbage and refuse at any area which has not been approved as a disposal area.

CAMPING OUTSIDE DESIGNATED CAMPGROUNDS (Siskiyou Ordinance 17-13)

This ordinance is intended to protect private property from the destruction and littering that may accompany prolonged camping or squatting. In general, it is unlawful and a public nuisance to camp or squat upon private property that does not have a legally established residence or a County approved permit. If approved by permit, the camping is limited to 30-days in one year.

ILLEGAL TRESPASS--NOTIFICATION AND AUTHORIZATION FORMS

In Hammond Ranch , there is a growing problem with uninvited “squatters” who illegally camp on unoccupied property. The squatters have started fires and left trash and sewage that threatens the Hammond Ranch community. The Sheriff cannot evict “squatters” without official authorization from the owner of the property.

To minimize the problem, a written authorization form (Trespass Authorization Form) can be prepared ahead of time and filed with the Sheriff’s office and a copy filed with HLA. Residents who are aware of squatters should coordinate a Trespass Authorization form with absentee and part-time landowners.

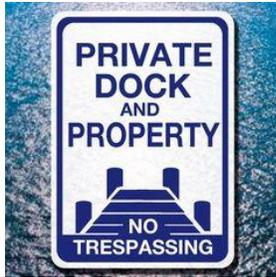


Trespass Authorization forms are available online at the HLA website. A listing of the absentee property owners and mailing addresses is also available from the HLA.

UNINVITED SOLICITATION

There are no regulations against solicitation in Hammond Ranch. However, Hammond Ranch roads are privately owned and subject to trespass laws. Driving on a Hammond Ranch road without permission is trespassing. A landowner can advise an uninvited person they are subject to trespass laws and request they leave.

DWIGHT HAMMOND AGRICULTURAL RESERVOIR (HAMMOND POND)



The Dwight Hammond Agricultural Reservoir (Hammond Pond) is sadly NOT part of the Hammond Ranch Development.

The Dwight Hammond Agricultural Reservoir is filled with water from the Sacramento river watershed. The water is controlled (metered) by the State of California and is reserved for authorized agricultural users downstream of the pond. The land under and adjacent to the pond is private land owned by landowners such as the Siskiyou Land Trust and Lakewood Ranch Association.

Hammond Ranch landowners (and the general public) do not have rights or permission to use Hammond Pond for recreation or any other purpose.

MARIJUANA ISSUES

If you believe you have witnessed illegal marijuana activity and wish to report it, you can report it to the Sheriff's Office by Internet: <https://www.co.siskiyou.ca.us/content/sheriff-s-office-online-marijuana-crime-reporting>.

HOME AND RESIDENCE ISSUES

PROPERTY BOUNDARIES--SURVEY

When purchasing property, real estate agents typically provide new owners with a small parcel map that roughly shows the boundaries of the property.

An on-site inspection by the new owner may reveal alleged "survey markers" such as pieces of rebar, pipe, fences, marks on trees, or piles of rock. These markers are typically not legal boundary markers and should not be trusted without verification by a licensed surveyor.



A land survey conducted by a licensed surveyor is the only way to verify the location of property lines. This is not a place to save a few dollars. Residences, outbuildings, wells, septic tanks, leach fields and fences must all be sited within specific distances of property boundaries and neighboring structures. It can be expensive to relocate a structure or fix a property boundary.

WATER--“THE REAL GOLD”

Water is the real gold in the West. Water is critical for rural living. Nearly all residences in Hammond Ranch have water supplied from an underground reservoir. The water is supplied to the residence by an underground pump located in a metal encased well pipe. The underground water reservoir is filled by surface rainwater.



In years of drought, some Hammond Ranch wells have gone dry. Some wells, particularly in dry years, do not produce more than a few gallons per minute. Water conservation should be a rural way of life. Low-flow water devices and appliances are prudent and sometimes necessary.

There are streams that pass through the Hammond Ranch area. Water rights on streams and rivers are governed by California law. Even though a property is adjacent to a flowing stream, the landowner might not have the right to use, divert or impound the water.

SANITARY WASTE



Nearly all residences in Hammond Ranch have an individual sewage disposal system (often called a "septic tank system"). A septic system includes an underground tank and leach field. In the tank, bacteria digest the solid waste and the separated "black" water flows out into a buried discharge pipe (leach field) where it soaks into the ground. Undigested solids settle to the bottom of the tank where they must be periodically pumped out and taken to a treatment facility.

All new or rebuilt septic systems require a Siskiyou County permit and inspection prior to use to ensure proper installation.

Septic systems typically fail when:

- They are not pumped regularly (every 5 to 10-years).
- Bacteria-killing chemicals (such as bleach, drain cleaner and paint thinner...) are flushed into the tank.
- Non-biodegradable materials (such as plastics, cloth, diapers...) are flushed into the tank.
- The leach field is compacted by driving heavy vehicles over the leach field discharge pipes.

Residents should know the exact location of the septic tank and the leach field. Heavy equipment operators (such as a septic pumping company) need to know the exact location to prevent possible collapse of the tank or damage to the leach field.

TRASH

Loose trash is ugly and will attract unwanted visitors such as bears, dogs, raccoons and maybe the County Code Enforcement Officer. If an animal or wind scatters trash, it is up to landowner to clean it up. Please don't trash your neighborhood.



Trash removal should be a regular chore. Most people haul their trash and recycle materials to the Black Butte County transfer station or use the services of a local trash removal company.

ELECTRICAL SERVICE

Electrical service is provided by Pacific Power Corporation. Residents are billed each month for electrical use.

Hammond Ranch has a mix of underground and overhead power lines. In areas where the lines are overhead, Pacific Power contracts with a tree company to trim trees away from power lines and remove vegetation from the base of power poles.

Summer storms or heavy winter snows may knock out power. During an extended outage, the electric refrigerator, well pump, heating fan, house lighting, and electric cooking are inoperable. Some residents have installed electric generators to provide emergency lights, water, and heat. The generator must be installed by a qualified electrician to prevent dangerous electrical feedback on the power lines.

Recently, the Public Utilities Commission identified the Hammond Ranch area as a Tier 3 High Hazard Wildfire area. Wildfire preventative actions could include shutting off all electrical power during extreme wildfire Red Flag conditions. In 2019, the power company is working to resolve the issues.

It is a good idea to keep a supply of non-perishable food and water on hand. Be prepared if the refrigerator, well pump and lights go out.

WILDFIRE ISSUES

FIRE SAFE COUNCIL WILDFIRE HANDBOOK

Wildfire is the greatest threat to the safety of the community. It is a landowner responsibility to learn how to protect themselves, their property, and their forest against wildfire.



The Hammond Ranch Fire Safe Council has prepared a booklet regarding wildfire safety. Each resident should read and implement the recommendations in the booklet.

The booklet is available on the HLA website at: www.hammondlandowners.org

SISKIYOU COUNTY "CODE RED"



Siskiyou County has initiated a Code Red telephone alarm warning system. The system will issue emergency warning information to registered users at about 1,000 calls per minute.

You are strongly encouraged to register for this system. It might be your first notification regarding an emergency condition in your area. You must be registered to receive the messages. Registration and additional information are available on the Siskiyou County website--Siskiyou County Code Red.

Do not depend on Code Red as your only source of information. Stay alert during wildfire season and pay attention to your surrounding conditions. Wildfires can move very rapidly without much advance warning. During wildfire season be prepared to quickly evacuate. Do not wait for an “official” evacuation order. If you believe you are in danger-evacuate quickly and safely.

HAMMOND RANCH EMERGENCY PHONE TREE ALERT SYSTEM

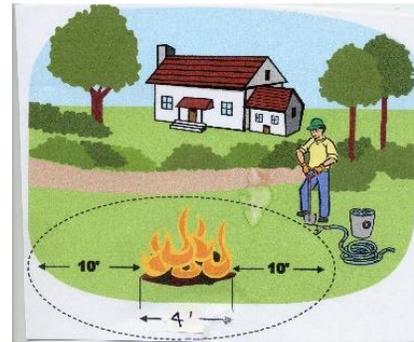
In 2018, the Hammond Landowners Association established an “unofficial” emergency phone/text tree system to relay a brief ALERT message regarding a wildfire occurrence that may pose danger to the Hammond Ranch area. The HLA system is informational only and does NOT replace the Siskiyou County Code Red emergency notification system.

To sign up and find out more about the HLA Emergency Alert system see the Hammond Ranch web site: www.hammondlandowners.org.

OPEN DEBRIS BURNING

Many property owners burn landscaping and dead wood debris. CALFIRE has the following restrictions regarding open burning:

- Maximum pile size 4 foot in diameter.
- Clear all flammable material and vegetation within 10-feet of the outer edge of pile.
- Keep a water supply close to the burning site.
- An adult should be in attendance with a shovel until the fire is out.
- No burning shall be undertaken unless weather conditions (particularly wind) are such that burning can be considered safe.
- No household trash or garbage can be burned outdoors at residences.
- Burning can only be done on permissive burn days.
- Burn permits (available from CALFIRE) are only valid on “Permissive Burn Days” as determined by the State Air Resources Board. Prior to burning, call the local Air Pollution Board at 866-652-2876.



SUMMARY--THE CODE OF THE WEST--“LIVE AND LET LIVE”



People who live in Hammond Ranch are typically independent and do not solicit unwanted advice. Most people simply want to be “left alone.”

Hammond Ranch and Siskiyou County have many rules and regulations. Unfortunately, some people try to enforce the regulations based on the “letter of the law” rather than the “spirit of the law.” In the spirit of the West, try not to be that person who attempts to tell other people “how to live.” If you have a problem with a neighbor---work it out before taking “official” action.

This community works best when we respect and help each other. “Live and Let Live”-It is the Code of the West.

HAMMOND RANCH & HLA--A BRIEF HISTORY



In the late 1960's, John Engvald and Richard Ramsey purchased 2,670-acres on the east side of the Dwight Hammond ranch. The land was subdivided into 390 parcels and offered for sale to the general public. The land was identified on a parcel map as "Hammond Ranch East".

The Hammond Ranch East development was advertised to potential buyers as a high-class planned community. Buyers were offered free airplane flights to visit the area where they were shown pictures of bikini clad bathing beauties

water skiing across Hammond Pond. Buyers were also shown plans for a proposed ski resort on Mt. Eddy and told they would be able to "ski right to their door."

The discussion of a ski resort started in 1968, when Mr. George Vanderbilt spent thousands of dollars on a feasibility study to build a ski resort in the Mt. Eddy area. In 1970, the Southern Pacific Land Development Company took over the project and started negotiations to acquire road easements and access rights in Hammond Ranch.

The SP Land Development project manager (Mr. Sias) completed a study of the area including test ski runs. The ski runs involved driving a 4-wheel vehicle to the end of Dale Creek road, strapping skis to a backpack, walking in snow shoes to the top of Mt. Eddy and skiing down the mountain. Despite the difficulty, Mr. Sias completed not one-but two ski runs.

Mr. Sias was impressed with the area and he proposed a ski resort that would include "17 ski lifts (1-giant gondola, 11-chair lifts, 3-T bars, 2-Pomas) plus a ski lodge, day lodge, food area and parking."

The projected impact on the Hammond Ranch area included the following:

- *The area would become one of the major ski areas in the western United States.*
- *The Weed Airport would be improved to allow Air West jet service.*
- *The Southern Pacific railroad would run economy weekend ski trains.*
- *Land Values with a 5-mile radius would increase 300 to 500%.*

The Hammond Ranch developers were excited and pushed sales of the Hammond Ranch parcels. Unfortunately, the Southern Pacific Land Company did not share the vision of a ski resort. Southern Pacific Land Company cancelled the project. The dream collapsed and the ski resort was never built.

Much of the land in the Hammond Ranch area was originally sold on the promise of the ski resort. In 1973, the Hammond Landowners association considered suing the developer (Mr. Ramsey) for fraud involving false promotion and sales advertising. Many of the roads shown on the parcel map filed with Siskiyou County did not exist at the time of filing. In response, Mr. Ramsey promised to build and repair the roads. He also began to promote a different ski resort for the mountain area behind the ranch.



HAMMOND RANCH-BRIEF HISTORY (CONT)...

In 1975, Mr. Ramsey was still promising to fix the roads and was planning a ski resort to “rival Squaw Valley.” Eventually the plans failed and Hammond Ranch faced a future without a major ski area.

Unfortunately, Hammond Ranch was left with a poorly planned development. The developers failed to:

- *Provide paved primary evacuation roads (Old Stage and College Avenue).*
- *Provide maintenance for secondary roads.*
- *Provide two direction evacuation roads.*
- *Provide a community water fire-hydrant distribution system.*
- *Provide shaded wildfire fuel breaks.*
- *Provide a Fire department.*
- *Provide a community wildfire warning alarm system.*
- *Provide a mandatory landowner association.*

The landowner association was formed in 1969. Membership in the association was “voluntary” and financial and legal authority was never provided. The association (originally called the “Hammond Lake Association”) was registered as a non-profit corporation in Oct 1969.

In 1989, the association changed the name to the current Hammond Landowners Association and updated the Bylaws and Articles of Incorporation to reflect current activities and responsibilities. Today, the HLA remains a voluntary organization with operating funds provided by voluntary membership dues.

The accomplishments of the Hammond Ranch volunteer organizations are impressive. Many past problems (such as cattle grazing, no fire department and paving Old Stage and College Ave) have been resolved. Today the HLA is facing new problems such as squatters, marijuana growing, and wildfire.

**WE ENCOURAGE ALL LANDOWNERS TO JOIN AND PARTICIPATE IN HLA ACTIVITIES.
WE WELCOME YOU!!**

